

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-256</u>	<u>ARCHBISHOP JOHN C. FAVALORA</u>
<u>04-304</u>	<u>GUILLERMO LOPEZ</u>
<u>04-389</u>	<u>FRANK & GEORGETTE BREIVOGEL</u>
<u>04-392</u>	<u>ROBERTO DIAZ & ROBERTO J. DIAZ</u>
<u>05-135</u>	<u>CARLOS & MARISELA ECHENIQUE</u>
<u>05-136</u>	<u>AHERN-PLUMMER, INC.</u>
<u>05-221</u>	<u>ANTONIO & DALIA SALGADO</u>
<u>05-222</u>	<u>EVELIO E. RAMIREZ</u>
<u>05-229</u>	<u>MIREYA CASO</u>
<u>05-299</u>	<u>JOSE PERAMO, JR.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/3/05 TO THIS DATE:

HEARING NO. 05-5-CZ10-3 (04-389)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: FRANK & GEORGETTE BREIVOGEL

RU-3B to IU-1

SUBJECT PROPERTY: Lots 9-26, Block 3, and Lots 1-8 & Lots 25-32, Block 4, TAMIAMI CITY PLAT, Plat book 14, page 9.

LOCATION: Between S.W. 68 Court & S.W. 68 Avenue and both sides of S.W. 9 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.86 Acres

RU-3B (Bungalow Court)
IU-1 (Industry – Light)

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THE FOLLOWING HEARING WAS DEFERRED FROM 11/8/05 TO THIS DATE:

HEARING NO. 05-11-CZ10-1 (04-304)

9-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: GUILLERMO LOPEZ

- (1) UNUSUAL USE to permit an after-school care facility and summer camp.
- (2) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (3) Applicant is requesting to permit after-school care and summer camp structure setback 24' (25' required) from the front (north) and 14.93' (15' required) from the side street (west) property lines.
- (4) Applicant is requesting to permit a one-way drive with a width of 11' (14' required).
- (5) Applicant is requesting to waive the required 5' wide landscape buffer & 6' high wall, fence or hedge between dissimilar land uses along the interior side (east) property line.
- (6) Applicant is requesting to permit parking back-out 15'1" (22' required).

OR IN THE ALTERNATIVE TO REQUEST #3, THE FOLLOWING:

- (7) Applicant is requesting to permit the single-family residence setback 24' (25' required) from the front (north) property line and setback a minimum of 14.93' (15' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Gym for Kids-Learning & Nutrition Center," as prepared by E. C. Associates, Inc., consisting of 4 sheets dated stamped received 4/5/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, block 3, SAN-JOR SUBDIVISION, Plat book 92, Page 36.

LOCATION: 9134 S.W. 21 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 74.87' x 134.44'

PRESENT ZONING: RU-1 (Single-Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 12/1/05 TO THIS DATE:

HEARING NO. 05-CZ10-7 (05-135)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: CARLOS & MARISELA ECHENIQUE

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 18' (25' required/18.75' previously approved).from the rear (south) property line
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 37.8% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition and Remodeling for Echenique Residence," as prepared by Orestes Lopez-Recio, Architect consisting of 6 sheets: Sheet SP-1 dated stamped received 8/5/05 and remainder dated stamped received 5/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 4, CLASCA VILLAS, Plat book 111, Page 87.

LOCATION: 13120 S.W. 4 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 107.3'

PRESENT ZONING: RU-1 (Single-Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 12/1/05 TO THIS DATE

HEARING NO. 05-12-CZ10-1 (04-392)

12-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: ROBERTO DIAZ & ROBERTO J. DIAZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE TO REQUEST #1, REQUEST # 2:

(2) Use variance to permit RU-5A uses in the RU-1 zone.

AND WITH EITHER REQUEST, THE FOLLOWING:

(3) Application is requesting to permit a lot area of 7,280 sq. ft. (10,000 sq. ft. required).

(4) Application is requesting to permit a frontage of 52' (75' required).

(5) Applicant is requesting to permit an office building setback 7.17' (15' required) from the interior side (west) and setback 10.68' (15' required) from the interior side (east) property lines.

(6) Applicant is requesting to permit a two-way driveway 7.21' wide (20' required).

(7) Applicant is requesting to permit a minimum parking back out of 15' (22' required).

(8) Applicant is requesting to permit a landscape greenbelt 4' wide (7' wide required) along the right-of-way.

(9) Applicant is requesting to permit a 2' wide landscape buffer (5' required) between dissimilar land uses along the interior side (east) property line.

(10) Applicant is requesting to permit a maximum lawn area of 47.37% (30% maximum permitted).

(11) Applicant is requesting to permit a 6' high chain link fence (5' high masonry wall required) along the interior sides west and east) and rear (north) property lines where the RU5-A property abuts residential zoned property.

(12) Applicant is requesting to waive the zoning regulations requiring Coral Way (SW 24 Street) to be 100' wide; to permit 37.5' of dedication (50' required) for the north side of Coral Way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #12 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Roberto Jesus Diaz and Roberto Diaz," as prepared by RTF, consisting of 3 sheets dated stamped received 8/30/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, less the east 4', and the south 10' thereof; and the east 6' of Lot 23, less the south 10' thereof, of TAMIAMI ACRES PLAN NO. 2, Plat book 5, Page 74.

LOCATION: 6465 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' x 140'

RU-1 (Single Family Residential)

RU-5A (Semi-Professional Offices)

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

- (1) MODIFICATION of Condition #3 of Resolution Z-370-74, passed and adopted by the Board of County Commissioners, and last modified by Resolution 5-ZAB-183-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Site Plan,' consisting of 2 sheets: Sheet A1-1, dated 11-15-96, Sheet AS-1 dated March 21, 1997, 'Landscape Plan,' dated 1-28-97, 'Floor Plan,' consisting of 4 sheets: Sheets A2.1, A3.2 & A4.2, dated 12-5-96, Sheet A3.1 dated 11-15-96 as prepared by Perkins & Will and 'Sketch of Survey,' as prepared by Campanile & Assoc., dated 08/27/74."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Archdiocese of Miami St. Agatha,' consisting of 7 sheets; Sheets A-1 to A-5 dated 12/16/03, Sheet L-1 dated last revised 07/18/05 and Sheet CNV-1, dated 12/10/04."

- (2) MODIFICATION of Conditions #6, #10, #11 & #12 of Resolution 4ZAB-394-83, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "6. That the kindergarten and school use be approved and restricted to a maximum of 630 students."

TO: "6. That the pre-school, kindergarten and school use be approved and restricted to a maximum of 744 students."

FROM: "10. That the number of grades be from kindergarten to eighth."

TO: "10. That the number of grades be limited to K-3 through eighth."

FROM: "11. That the number of classrooms not exceed 18."

TO: "11. That the number of classrooms not exceed 25."

FROM: "12. That the number of teachers not exceed 18. That the number of administrative and clerical personnel other than teachers not exceed 18."

TO: "12. That the number of teachers not exceed 32. That the number of administrative and clerical personnel other than teachers not exceed 29."

- (3) MODIFICATION of Condition #2 of Resolution CZAB10-20-98, passed and adopted by the Community Zoning Appeals Board #10 reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'St. Agatha Catholic Church,' as prepared by an unknown preparer, and dated received 12-11-97, as revised at the hearing dated 4-1-98 to reflect Phase I as the initial location for the carnival and Phase II as an alternate location for the carnival in the event that the Phase 1 location is developed."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Archdiocese of Miami St. Agatha,' consisting of 7 sheets; Sheets A-1 to A-5 dated 12/16/03, Sheet L-1 dated last revised 07/18/05 and Sheet CNV-1, dated 12/10/04."

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

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- (4) DELETION of Condition #6 of Resolution #4ZAB-202-76, passed and adopted by the Zoning Appeals Board, reading as follows:

DELETE: "6. That no temporary structure or temporary use of any type is permitted on the premises."

The purpose of requests #1-4 is to allow the applicant to submit a new revised site plan showing a media center and classroom addition, to increase the number of students, teachers and classrooms and expansion of the grade levels for the previously approved kindergarten and elementary school, and for the proposed preschool, show a new carnival layout and allow the carnival use on an annual basis.

- (5) UNUSUAL USE to permit a day care center (pre-school).
- (6) Applicant is requesting to permit lot coverage of 18.4% (15% maximum permitted; 17% previously approved).
- (7) Applicant is requesting to permit 112,833 sq. ft. of outdoor recreation area (199,200 sq. ft. required).
- (8) Applicant is requesting to permit the school, including incidental uses, to be within 250' of the property line (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), and approval of requests #6 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tracts 7 & 8, Block 2, RICHARDSON KELLET COMPANY'S PLAT, Plat book 4, Page 101, being more particularly described as follows: The SW¼ of the NW ¼ of the NW ¼ and the north ½ of the NW ¼ of the SW ¼ of the NW ¼, all of Section 8, Township 54 South, Range 40 East; less the west 55', and less the north 63.5', and less the east 399.96' of the west 454.96' of the south 272.22' thereof; Less Right-of-Way described in Official Records Book 12575, Page 2585: The north 25' of the east 35' of the north ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 8, Township 54 South, Range 40 East. And Less Right-of-Way described in Official Records Book 10269, Page 1124 & Official Records Book 10380, Page 1525: Begin at the Southeast corner of the SW ¼ of the NW ¼ of the NW ¼ of Section 8, Township 54 South, Range 40 East; thence run S89°24'56"W along the south line of the SW ¼ of the NW ¼ of the NW ¼ of said Section 8, for a distance of 35'; thence run N1°20'49"W along a line which is 35' west of and parallel to the east line of the SW ¼ of the NW ¼ of the NW ¼ of said Section 8, for a distance of 190.03', to a Point of curvature of a circular curve to the right; thence run NE/ly along the arc of said circular curve to the right, having a radius of 664.93' through a central angle of 18°40'22" for an arc distance of 216.7' to a Point of intersection with the east line of the SW ¼ of the NW ¼ of the NW ¼ of said Section 8; thence run S1°20'49"E along the east line of the SW ¼ of the NW ¼ of the NW ¼ of said Section 8, for a distance of 403.38' to the Point of beginning.

LOCATION: 1101 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.62 Acres

PRESENT ZONING: AU (Agricultural – Residential)

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APPLICANT: AHERN-PLUMMER, INC.

RU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: PARCEL "A": Lots 16 & 17 in Block 18, and Lots 14-16, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 14 –16, Block 19 and the south 20' of Lots 16 & 17, Block 18, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: All that part of said Lot 14, which lies within the external area formed by a 20' radius arc concave to the Northwest, tangent to the east line of said Lot 14 and tangent to the north line of the south 20' of said Lot 14; ALSO LESS: All that part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17; AND: PARCEL "B": Lot 17 in Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 17, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: That part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17.

LOCATION: Lying North of SW 40 Street (Bird Road), between the Northeast corner of S.W. 60 Court and approximately 100' East of S.W. 60 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.57 Acre

RU-1 (Single-Family Residential)
BU-1A (Business – Limited)

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APPLICANTS: ANTONIO & DALIA SALGADO

- (1) Applicant is requesting to permit a duplex residence setback 18' from the front (east) property line (25' required).
- (2) Applicant is requesting to permit the duplex residence with a lot coverage of 46.1% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Residence," as prepared by ICB Design & Construction Group Corp., dated stamped received 8/2/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 8, OLYMPIC HEIGHTS, Plat book 10, Page 2.

LOCATION: 3940-42 S.W. 89 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 137.8'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: EVELIO E. RAMIREZ

- (1) Applicant is requesting to permit an addition to a duplex residence setback 22'2" (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit the duplex residence with a lot coverage of 36% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Addition Bedroom/Bath & TV Room," as prepared by Carlos Muller, Architect, dated stamped received 8/3/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, Block 33, WINONA PARK, 1ST ADDITION, Plat book 17, Page 49.

LOCATION: 7505-07 N.W. 2 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 125'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: MIREYA CASO

MODIFICATION of Condition #1 of a Declaration of Restrictions recorded in Official Record Book 21417, Pages 3910 – 3915.

FROM: "1. Notwithstanding the RU-5 zoning classification of the Property, the use of the Property shall be limited to one or more of the following uses: (a) residential, (b) offices, and/or (c) such combination of office/residential as may be permitted under the RU-5 zoning district regulations. The density of development for a residential use on the Property shall not exceed 24 townhomes. The density of development for a mixed use project shall not exceed twenty-four (24) townhomes and other permitted office uses, provided the floor area ratio (FAR) does not exceed that permitted under the district regulations. Each townhouse unit constructed on the property shall be built with a garage capable of accommodating at least one (1) passenger car. Apartments and duplexes shall not be permitted on the Property whether the Property is developed with residential, office and/or mixed uses."

TO: "1. Notwithstanding the RU-5 zoning classification of the Property, the use of the Property shall be limited to one or more of the following uses: (a) residential, (b) offices, and/or (c) such combination of office/residential as may be permitted under the RU-5 zoning district regulations. The density of development for a residential use on the Property shall not exceed 24 dwelling units. The density of development for a mixed use project shall not exceed twenty-four (24) dwelling units and other permitted office uses, provided the floor area ratio (FAR) does not exceed that permitted under the district regulations. Each dwelling unit constructed on the Property shall be built with a garage capable of accommodating at least one (1) passenger car. Rental apartments and duplexes shall not be permitted on the Property whether the Property is developed with residential, office and/or mixed uses."

The purpose of this request is to remove the restrictions of the type of residential units allowed to be constructed as townhouses and to allow the applicant to build non-rental apartments or townhouses and/or offices.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: The north 177.5' of the west 357.4' of Tract 3, of that certain plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, reserving the north 25' thereof for road purposes and the west 357.4' of Tract 3, less the north 177.5' of Tract 3 of that certain plat of J. G. HEAD'S FARMS, Plat book 46, Page 44.

LOCATION: Lying east of S.W. 147 Avenue & approximately 600' south of S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.71 Acres

PRESENT ZONING: RU-5 (Semi-Professional Offices & Apartments)

APPLICANT: JOSE PERAMO, JR.

- (1) Applicant is requesting to permit a bathroom and open terrace addition to a single-family residence setback 17.2' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit an open porch addition to the residence setback 21.3' (25' required) from the front (north) property line.
- (3) Applicant is requesting to permit a carport addition to the residence setback 5' (7.5' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization of Kitchen, Family Room, Bathroom, Open Terrace, Carport and Porch," as prepared by Robert Coba, P. E., dated stamped received 9/21/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 52, THIRD ADDITION TO WESTWOOD LAKE, Plat book 60, Page 35.

LOCATION: 10720 S.W. 43 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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